



NICHOLAS
RESIDENTIAL



Apt 1 18 Deramore Park

Belfast BT9 5JU

£1,700 Per month

Welcome to Apt 1, 18 Deramore Park!

This is a fantastic opportunity to rent a simply stunning ground floor apartment ideally located in the beautiful Deramore Park off the Malone Road in BT9 South Belfast.

The apartment benefits from its own front door with a welcoming porch leading to the hallway with storage, a fitted kitchen with centre island and appliances, one generous reception room with a feature gas fire, master bedroom with luxury en-suite shower room, additional two double bedrooms and a Jack and Jill shower room.

Further benefits include gas fired central heating & private parking in gated development

The property comes furnished and is available from the 1st of September 2024.

Call 02890 388383 to arrange your personal viewing today!

- Stunning 1450 sq. ft ground floor apartment located in BT9
- One generous reception room with feature gas fire
- Fitted kitchen with centre island & appliances provided
- Three well proportioned bedrooms
- Two luxury shower rooms
- Gas fired central heating
- Private parking in gated development
- Furnished
- Available from 1st of September 2024
- Not HMO registered

Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.




Area Map

Energy Efficiency Graph



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC 	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 Wellington Park, Belfast, Antrim, BT9 6DJ

Tel: 02890388383 Email: info@nicholasresidential.co.uk <https://www.nicholasresidential.co.uk>